

OFFER ACCEPTED Old stone longère with land, in a quiet hamlet near Loudéac - to renovate/rebuild.

EXCLUSIVE



## INFORMATION

Town:	Trévé
Department:	Côtes-d'Armor
Bed:	0
Bath:	0
Floor:	230 m2
Plot Size:	4879 m2

## IN BRIEF

OFFER ACCEPTED Available for the first time in over twenty years, this former longère with attached land could be an exciting new project for you. For total renovation/rebuild - you could create your dream stone home, in a lovely quiet hamlet around fifteen minutes from Loudéac.

The land comprises a former garden at the front of the property and at the back is prairie and a wooded area, sloping downhill at the bottom.

The property is partly in a state of ruin and will require extensive work - ideal for someone with building experience. There is no sanitation system in place, electricity and water will need to be reconnected (the networks are adjacent).

The building is "starred" for eventual change of use - the entire building may be transformed. Will require an application for a permis de construire and the



## ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

null

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Information about risks to which this property is exposed is available on the G eorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe fonci re: 19 EUR

Taxe habitation: EUR

## NOTES